



FOR SALE

COMMERCIAL REAL ESTATE
1420 GOSHEN AVE, FORT WAYNE, IN 46808

EXPANSIVE AUTO SALES AND SERVICE FACILITY ON BUSY GOSHEN AVE.

- Longtime Bell's Auto Facility
- Large Paved Sales Lot with Pillar Signage
- Sales and Showroom
- Auto Repair and Body Shop Areas
- Additional 36' x 68' Storage Building
- Fenced Bull Pen



BRANDON STEFFEN

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PROPERTY INFORMATION

BUILDING LOCATION / ZONING

Street Address:	1420 Goshen Ave.
City, State, Zip:	Fort Wayne, IN 46808
Acreage:	2.47 Acres
Zoning:	C3
Property Type:	Automotive / Warehouse

PRICE / AVAILABILITY

Price:	\$899,000.00
Available:	Immediately

BUILDING DATA

Former Use:	Automotive Sales / Service
Date of Construction:	1974 and 1998
Total Square Feet:	11,759 SF
Building Type:	Retail / Warehouse
Type of Construction:	Wood Frame
Sprinkler:	No
Restrooms	3
Heating	GFA / (2) Waste Oil Furnace
Cooling:	Central

BUILDING INFORMATION

Main Building

Total Square Feet:	6,863 SF
Show Room:	1,961 SF
Shop Area:	2,822 SF - (2) Ground Level Overhead Doors
Body Shop Area:	2,020 SF - (1) Ground Level Overhead Door

Storage Building

Total Square Feet:	4,896 SF
First Floor:	2,448 SF - (1) Ground Level Overhead Door
Second Floor / Loft:	2,448 SF

PROPERTY TAXES

Parcel #:	02-07-34-202-003.000-073
Annual Taxes:	\$8,891.82
Tax Year:	2022 / 2023

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AERIAL MAP

 *1420 Goshen Ave, Fort Wayne, IN* 



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
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North American Datum 1983
State Plane Coordinate System, Indiana East

 N
Date: 10/16/2023 1" = 83'

BRANDON STEFFEN

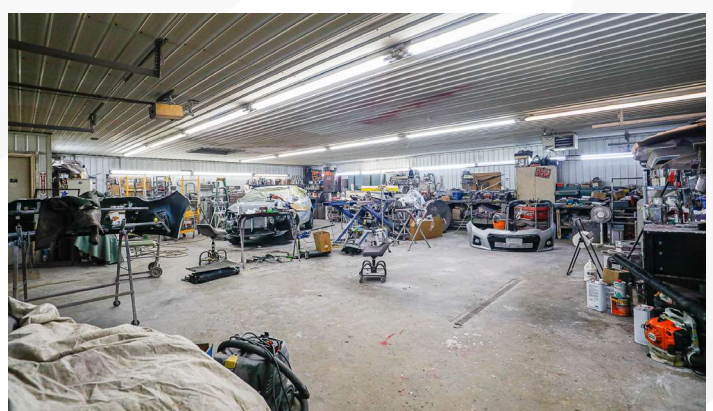
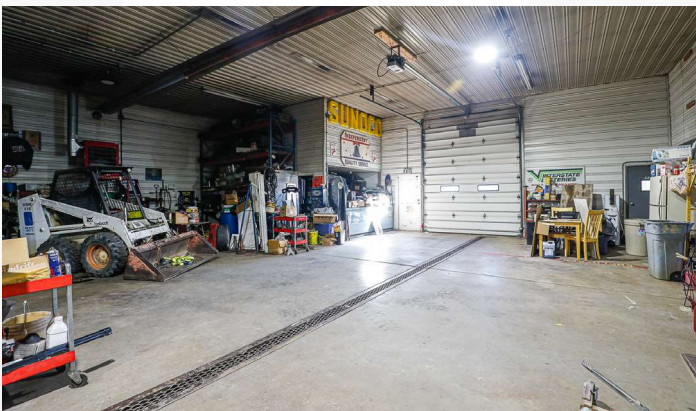
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